



**GASCOIGNE
HALMAN**

MANLEY COMMON, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A DETACHED RURAL PROPERTY OFFERING GREAT POTENTIAL WITH LARGE GARDENS

MANLEY COMMON, FRODSHAM

£595,000

A detached rural property standing in large, mature gardens offering exciting potential for modernisation, extension and possible development, subject to planning.

The property is being offered for sale for the first time since it was built by the present owners in 1972.

It was built by skilled tradesmen using quality materials and continues to display evidence of the care and obvious pride that was taken. It is now in need of modernisation and new owners may decide to update the existing accommodation and and enjoy life in the country.

There is further potential though to embark on a more ambitious programme of works to include extension and possible development. This has been the case with some of the other homes in the locality and property values continue to reflect this investment.



The current ground floor layout includes an entrance hallway, lounge, kitchen, dining room, three bedrooms and a shower room. The first floor offers a further double bedroom and a bathroom. There are double glazed windows and oil fired central heating is installed.

The plot extends to 0.396 acres. It is a large, mature garden with scope for further cultivation and featuring a number of fruit trees and bushes.

LOCATION

The property is a most sought after area, surrounded by open countryside, within a few minutes walk from Delamere Forest and only 4 miles from the centre of Frodsham. The house is tucked away at the end of a long drive that leads from a private track serving the a handful of other homes adjacent to Manley Common. It is an area of local beauty with undulating fields and copses running adjacent to Delamere Forest. There are numerous local footpaths leading into the forest and The Sandstone Trail passes close by. Whilst providing a peaceful rural lifestyle, the area is by no means isolated. There is a popular pub in nearby Mouldsworth, a village school and village hall in Manley. The centre of Frodsham is just over 4 miles away with a good selection of shops and services and a Tesco supermarket at Helsby is 3.5 miles away. The road, rail and motorway networks allow commuter access to the regions commercial centres including with Chester, Warrington, Liverpool and Manchester all within reach.

TENURE

Freehold

COUNCIL TAX

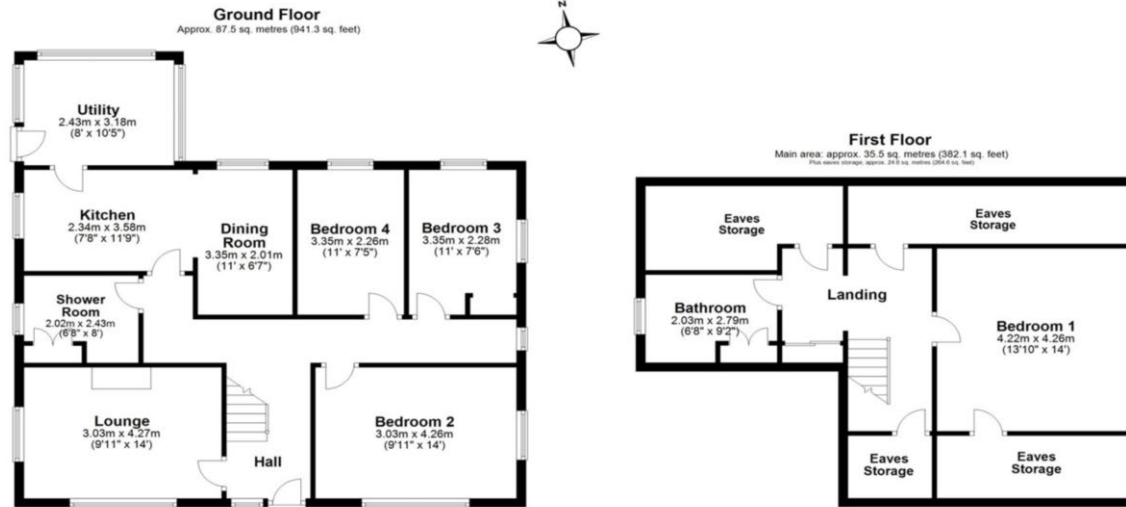
Band G, Cheshire West & Chester.

EPC RATING

Current F.

SERVICES

Mains electricity and water are connected. Oil fired central heating. Drainage is to a septic tank.



Main area: Approx. 122.9 sq. metres (1323.4 sq. feet)
 Plus eaves storage, approx. 24.6 sq. metres (264.6 sq. feet)

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